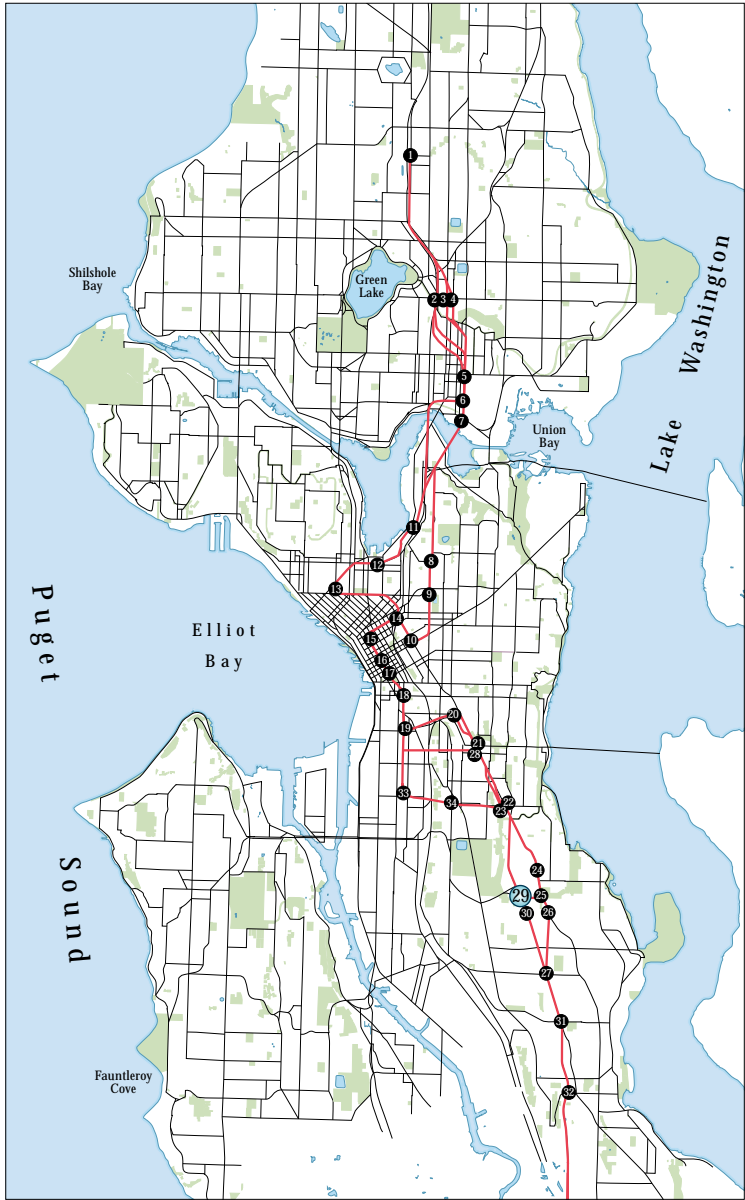


Alaska



Seattle Light Rail Stations

Station and Alignment Options

There are five possible Columbia City station locations under review. Depending on the alignment option selected, one or two of these stations will be built. The Alaska station provides a siting option near the Rainier Vista public housing Garden Community along Martin Luther King, Jr. Way at Alaska Street. This at-grade station would be located at the intersection of South Alaska Street and MLK, Jr. Way.



Existing auto-oriented retail at Martin Luther King, Jr. Way/Alaska with potential redevelopment of Rainier Vista public housing site beyond.



Looking north along Martin Luther King, Jr. Way at Alaska Street, with Rainier Vista public housing site in background.



Opportunity site at the intersection of Martin Luther King, Jr. Way and Alaska Street.

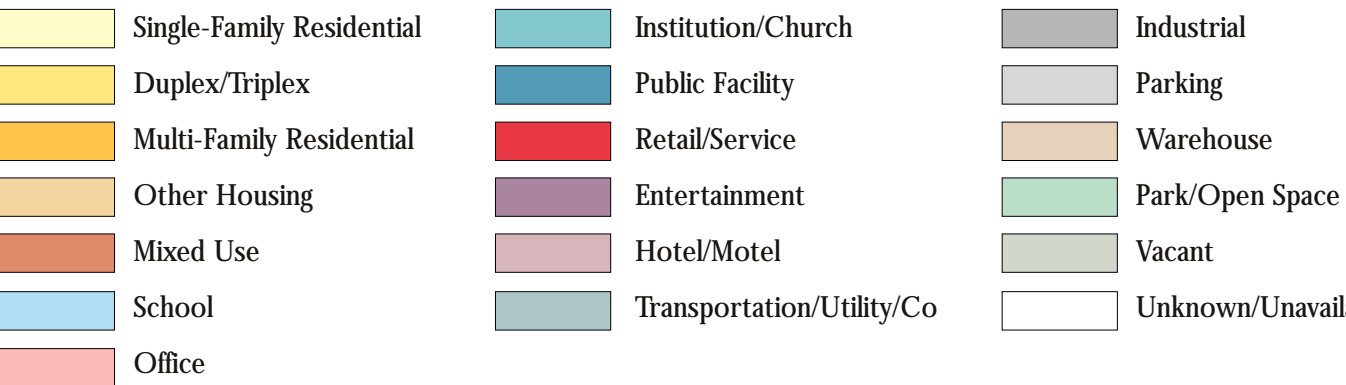
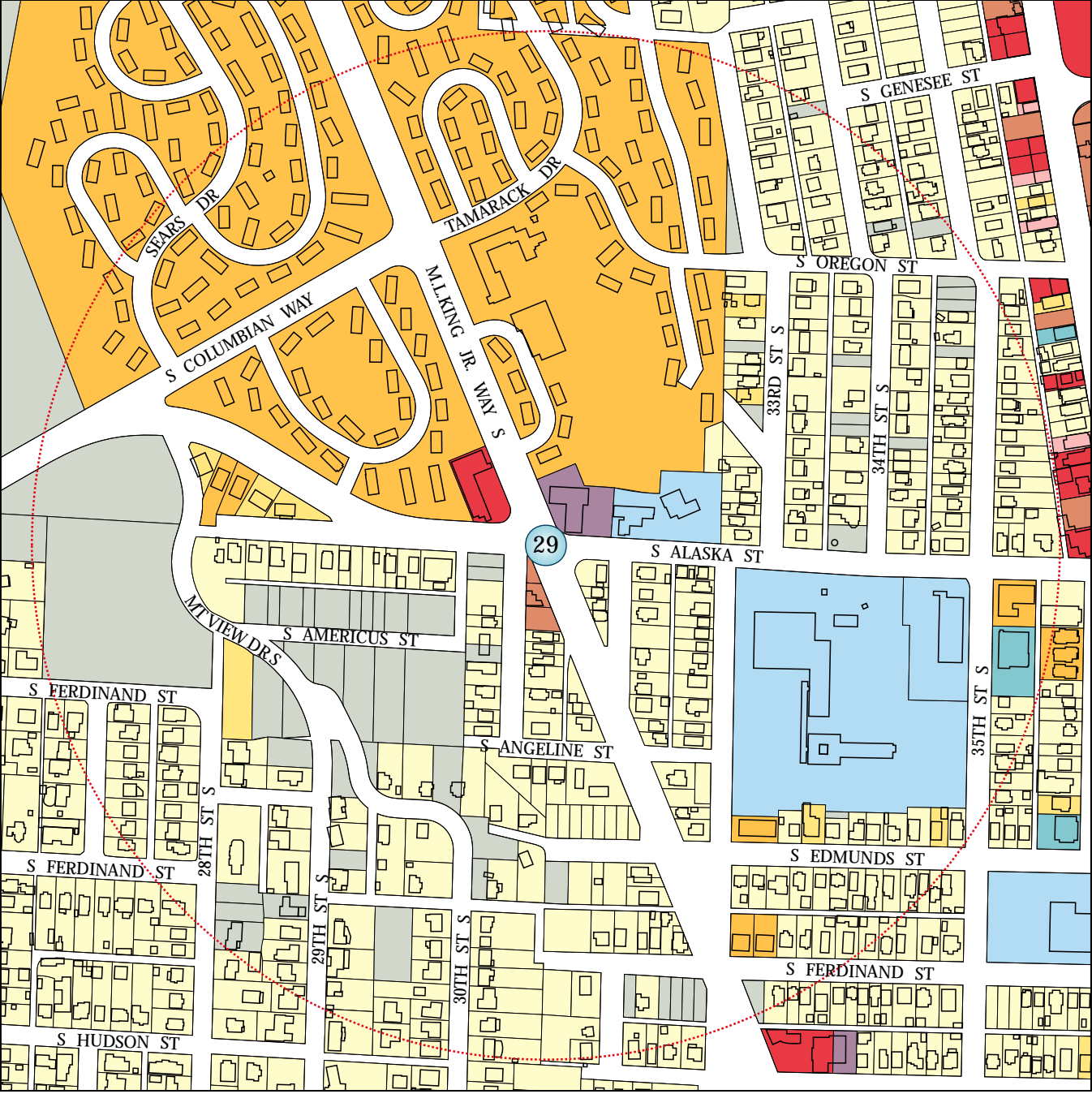
Orthophoto (1993)



Planning Context:

Most of the Alaska station area is located within the western portion of the Columbia City Residential Urban Village. Approximately one-third of the station area is the Rainier Vista Garden Community, a public housing site that may be redeveloped. The southwestern portion of the station area includes a steep wooded slope. The main thoroughfare through the station area is Martin Luther King, Jr. Way South, which is bordered by low-density residential development.

Existing Land Use



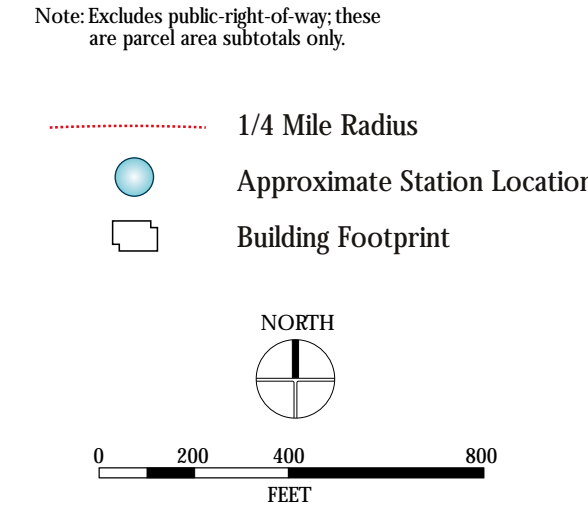
Source: King County Assessor's records (1998)

Station Area Profile

(Statistics for area within 1/4 mile, a 5-minute walk)	
1997 CONDITIONS	
Demographics	
1997 Population	1,006
1997 Employment	607
1996 Median Household Income	\$44,585
STATION AREA LAND USE	
Residential	
Units	371
Density ¹	
Single-family	3.4
Multi-family	1.7
Apartment Rents per Sq. Ft.	0.71
Apartment Vacancy Rate	6.0%
Commercial	
Floor Area (Sq. Ft.)	
Retail/Service	8,040
Office	0
Total	283,185
Floor Area Ratio (FAR) ²	.04
Office Rents per Sq. Ft.	n.a.
Office Vacancy Rate	n.a.
TRENDS IN LAND PRICES ³	
(1985-97 Avg. increase/year)	
Commercial Lots	8.2%
Single-Family Lots	7.2%
Multi-family Lots	4.5%
Active Permit Applications	
Residential (Dwelling Units)	0
Commercial (Thousands of Sq. Ft.)	0
LRT WITH GROWTH PROSPECTS	
Projected 2010 LRT Daily Boardings:	2,200
Projected 20-Year Growth	
Increment with LRT	
New Housing Units	60
New Employment	0
Non-residential Space (Sq. Ft.) ⁴	0
Projected Floor Area Ratio (FAR)	.04
2020 Development with LRT and No Supportive Policies	
Total Housing Units	431
Total Employment	607
Non-residential space (Sq. Ft.)	283,200

¹ Housing units per net residential acre in residential zoning districts
² Ratio of non-residential space per net acre of commercial and industrial land use
³ Based on sales prices recorded by King County Assessor and reported by zoning category
⁴ Includes commercial, industrial and institutional space, but excludes Sound Transit facilities and public facilities

Summary of Current Land Use Alaska Station Area		
Land Use	Acres	Percent of Total
Multi-Family	52.47	36.14
Vacant	42.41	29.21
Single-Family	37.26	25.66
Schools	9.38	6.46
Duplex/Triplex	1.64	1.13
Institutions	0.97	0.67
Entertainment	0.57	0.39
Retail/Service	0.43	0.30
Industrial	0.07	0.05
Total	145.20	100.00



Zoning and Opportunity Sites



Types of Opportunity Sites, Based on Current Zoning



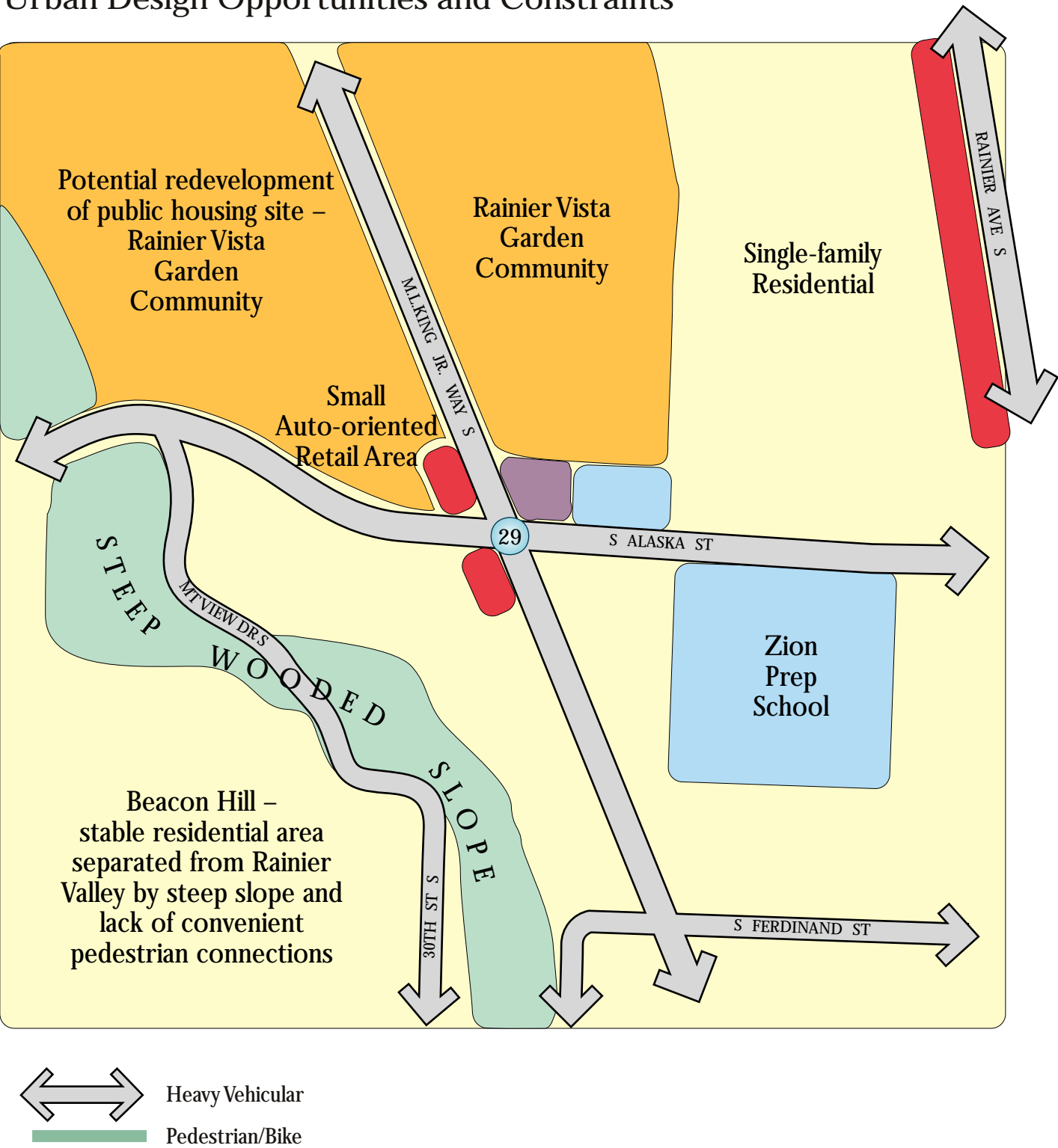
Some neighborhood concerns:

- Establishing strong and safe pedestrian, bike, and transit connections to the station;
- Preserving the unique historic character of Columbia City, while taking advantage of revitalization opportunities;
- Increasing jobs and housing;
- Improving neighborhood image; and
- Addressing noise, view and circulation impacts if the alignment and station are located at grade.

Opportunity Sites by Zoning Designation: Alaska

Zoning	Number of Parcels	Total Acres	Percent of Total
NC2-40	2	0.31	2.86
L-3	18	1.70	15.61
SF 5000	22	5.01	46.10
L-1	15	1.45	13.38
NC1-40	3	0.18	1.63
L-2	19	2.22	20.42
NC1-30	0	0.00	0.00
Total	79	10.86	100.00

Urban Design Opportunities and Constraints



Potential Development Strategies: Alaska (29)

Relative Market Strength (5 highest, 1 lowest)*		
Housing: 2	Retail: 2	Office: 1
* Indicates the relative strength of market type of the station area compared to other potential Seattle station areas. Ranking is based on rents, employment levels, vacancy rates, land values, recent development activity, stakeholder interviews, field observations, and other information.		
Strategy	Potential Action	Comments
Land Use Tools	●	Establish TOD zoning and pedestrian overlay zone (POZ) for small commercial opportunity sites adjacent to station.
Pedestrian Network	●	Improve linkages to adjacent neighborhoods and provide streetscape improvement on MLK. Sound Transit to provide streetscape improvements on Edmunds and Alaska between Rainier and MLK.
Parking Management	○	Establish residential parking zone in adjacent neighborhoods, if needed.
Economics/Financial Assistance	✓	Support SEED to help finance affordable housing and economic development projects.
Regulatory Process	✓	SESRA in place.
Local Transit Service	○	Provide feeder bus service, especially to Beacon Hill destinations.
Development Partnerships	●	TOD to be coordinated with Housing Authority plans for Rainier Vista redevelopment
Pilot Projects	?	Further planning needed.

- ✓ = Supportive Policy/Program in Place
- = High Priority Action
- = Recommended Action
- ? = Further Study Required
- TOD = Transit-Oriented Development
- POZ = Pedestrian Overlay Zone
- RPZ = Residential Parking Zone